Document #4857
1/22/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel PB-1 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map No. 1 "Property Map," is hereby modified by deleting 4-18 Clarendon Street and 72 Warren Avenue from Parcel PB-1 to form Parcels SE-74 to SE-77 and SE-113.

2. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel SE-74 to SE-77 and SE-113 from playground and underground parking to residential and commercial uses and by deleting from Planning and Design Requirements I, N and GG.

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.

Document No. 4853A

MEMORANDUM January 22, 1987

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: Ricardo A. Millett, Assistant Director
Muhammad Abdus-Sabur, Deputy Director
Maria Faria, Project Coordiantor

RE: South End Urban Renewal Area, Project No. Mass. R-56
Proclaimer of Minor Modifications of the Urban Renewal Plan of Parcel PB-1, bounded by Montgomery Street, Clarendon Street and Warren Avenue

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SUMMARY: This memorandum requests that the Authority modify the South End Urban Renewal Plan: (1) Deletion of a portion of Parcel PB-1 and the creation of Parcels SE-74 to SE-77 and SE-113; (2) Amendment of Section 602 thereof, Table A, "Land Use and Building Requirements" by changing Permitted Land Uses from playground and underground parking to residential and commercial uses; and (3) Authorization for the Director to proclaim by certificate these minor modifications.

Parcel PB-1, containing approximately 24,933 square feet of land, is bounded by Montgomery Street, Clarendon Street and Warren Avenue in the South End Urban Renerwal Area, Project No. Mass. R-56. This parcel contains: (1) Four 4-story brick buildings at 4-18 Clarendon Street; (2) A 3-story brick former fire station at 72 Warren Avenue; and (3) The former Clarendon Street Baptist Church at 2 Clarendon Street.

On September 9, 1986, 4-18 Clarendon Street/72 Warren Avenue Limited Partnership (the Partnership) was finally designated as Redeveloper of 4-18 Clarendon Street and 72 Warren Avenue. These five vacant brick buildings will be rehabilitated into twenty-four residential condominium units and four-market rate commercial units. Ten of the residential units will be sold to moderate income families at below-market prices.

Section 602 of the South End Urban Renewal Plan calls for Parcel PB-1 to be developed for playground and underground parking uses. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority when such modifications are found to be, in the reasonable opinion of the Authority, minor, and not substantial or material alterations of the Plan.

According to the 1966 South End Urban Renewal Plan, Parcel PB-1 was identified as a re-use Parcel scheduled for acquisition and demolition in order to expand the playground adjacent to the Mackey School. Due to changes in the School Department's Unified Facilities Plan, the School Department no longer requires this expansion space.

In order to proceed with the development of these five buildings, located at 4-18 Clarendon Street and 72 Warren Avenue, it is recommended that: (1) a portion of Parcel PB-1 be deleted to create Parcels SE-74 to SE-77 and SE-113, located at 4-18 Clarendon Street and 72 Warren Avenue; (2) an amendment of Section 602 thereof, Table A, "Land Use and Building Requirements" be made by changing Permitted Land Uses from playground and underground parking to residential and commercial uses; and (3) authorization for the Director to proclaim by certificate these minor modifications.

It is, therefore, recommended that the Authority adopt the attached resolution modifying the South End Urban Renewal Plan by deleting 4-18 Clarendon Street and 72 Warren Avenue from Parcel PB-1 to form Parcels SE-74 to SE-77 and SE-113 and by amending Section 602 Table A thereof: "Land Use and Building Requirements" from playground and underground parking to residential and commercial uses. Furthermore, it is also recommended that the Director be authorized to proclaim by certificate, this minor modification.

In the opinion of the General Counsel, the proposed modifications is minor and does not, substantially or materially alter, or change the plan. This modification may, therefore, be effected by vote of the Authority, pursuant to Section 1201 in the South End Urban Renewal Plan.

An appropriate Resolution is attached.

P-33
APPLETON STREET
RR-112
RR-102
RR-114
RR-113
RR-116
SE-40
BANCROFT EL SCHOOL
APPRENTICESHIP & JOURNEYMAN CLASSES
BOSTON SCHOOL COMM
PB-3
CHANDLER
P-2
RR-115
LAWRENCE
RR-1
RD-15
DARTMOUTH
RD-14
Parcel PB-1
CHARLES E MACKEY E B JR HIGH SCHOOL
85,360
PB-2
PLAYGROUND
WALL
RD-12
RD-11
GRAY
RD-13
SE-76
SE-75
SE-74
SE-77
RD-10
RD-9
RD-8
RD-7
CLARENDON ST
BAPTIST CHURCH
PB-4
12,300
9B
9C
12,300
29,700
FLOWER MART
9A
STREET
UNION PK
STREET
TREMONT
P-13
SE-68
SE-54
WEST
STREET
DEDHAM
DRAPERS
R-6
R-6a
UPTON
ALLEY
UNION
RD-23
WALTHAM
HANSON
SE-41
RR-11
MILFORD

Parcels SE-74 to SE-77 and SE-113
CHANDLER
LAWRENCE
APPLETON
DARTMOUTH
PLACE
STREET
CHARLES E MACKEY E L & B JR HIGH SCHOOL
85,560
PB-2
PLAYGROUND
WALL
PB-3
BOSTON SCHOOL COMM
APPRENTICESHIP & JOURNEYMAN CLASSES
GEORGE BANCROFT EL SCHOOL
CLARENDON ST BAPTIST CHURCH
PB-1
SE-16
SE-15
SE-15A
SE-77
9B
12,300
9C
12,300
29,700
FLOWER MART
9A
19,855
UNION PK
TREMONT
STREET
SE-68
P-13
SE-54
WEST
UPTON
STREET
DEDHAM
DRAPERS
ALLEY
NO 701
UNION
RD-23
WALTHAM
HANSON
MILFORD
R-6
R-6a
MAP NO. 1